



Loudoun County



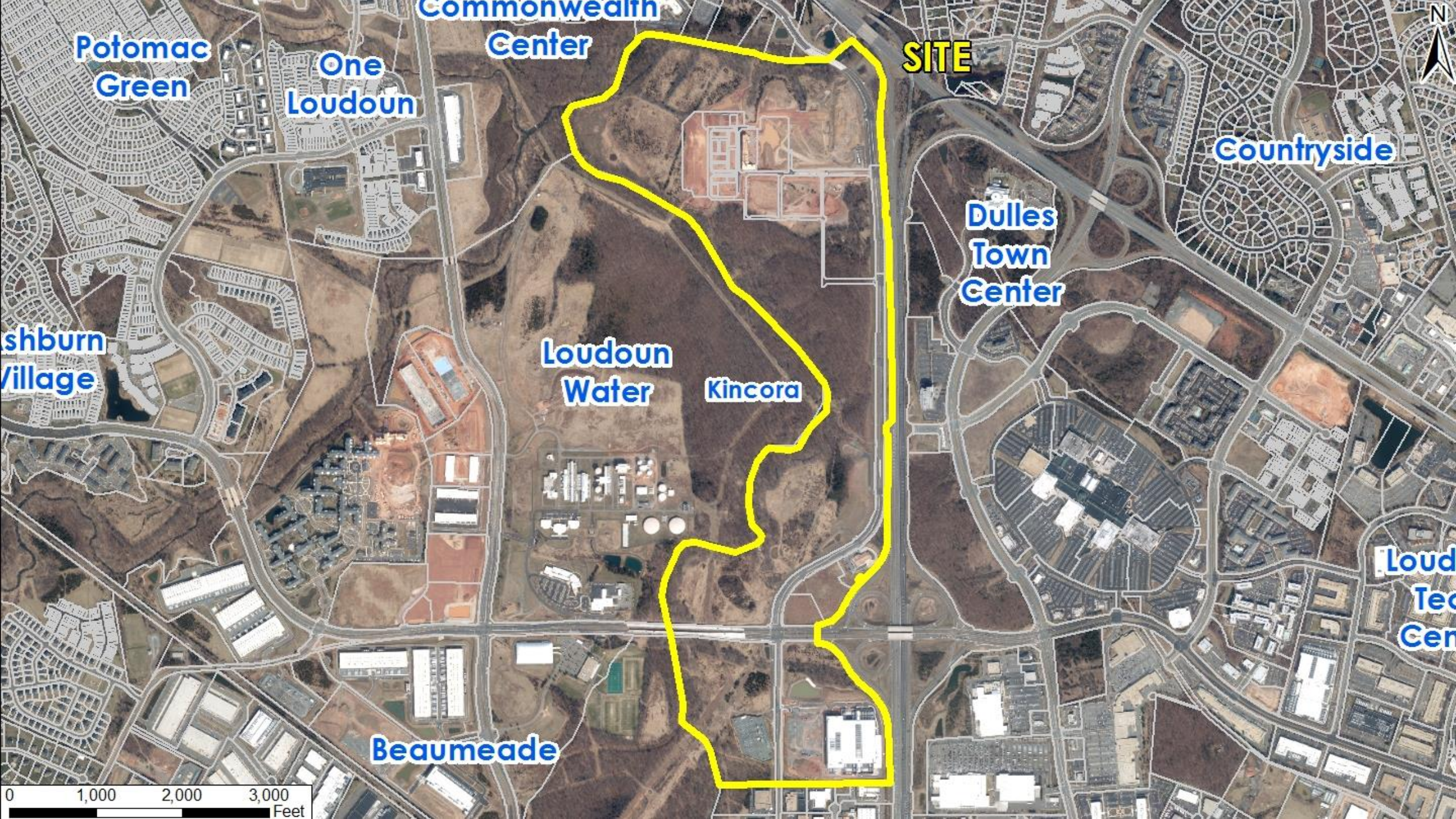
VIRGINIA

WHERE TRADITION MEETS INNOVATION

Kincora Village Center

ZCPA-2021-0010

Board of Supervisors Business Meeting
April 19, 2022



Potomac
Green

One
Loudoun

Commonwealth
Center

SITE

Countryside

Dulles
Town
Center

Shburn
Village

Loudoun
Water

Kincora

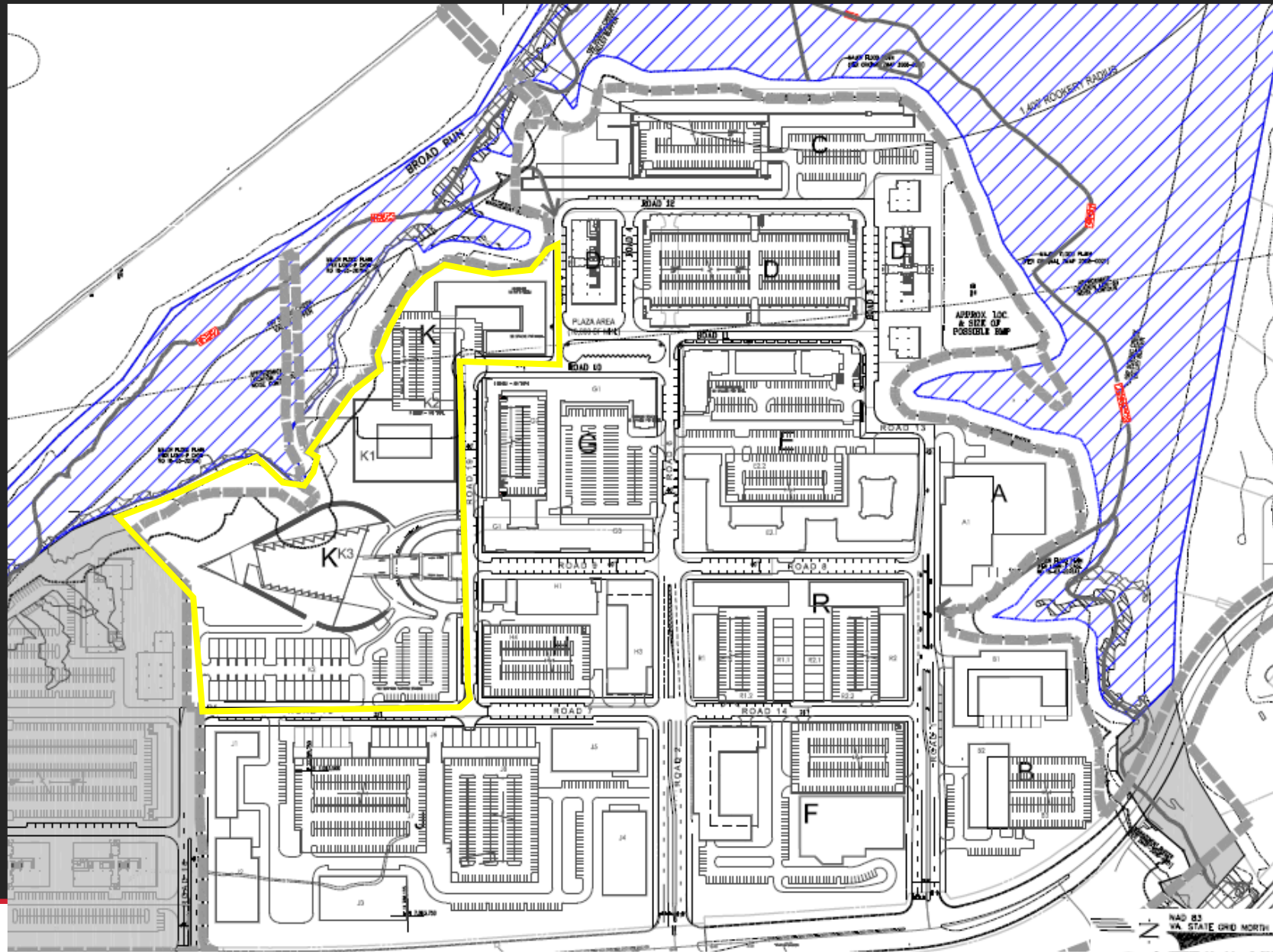
Loud
Tec
Cen

Beaumeade

0 1,000 2,000 3,000
Feet

Illustrative Layout





Proffer Amendment

- Approved language: Prior to the issuance of the first occupancy permit for *any use in Land Bay K*, the Owners shall construct and open a public plaza consisting of approximately 100,000 square feet generally in the location shown in Land Bay K identified on Sheet 35 of the Concept Plan.
- Proposed language: Prior to the issuance of the first occupancy permit for *any non-residential use in Land Bay K or the approval of the zoning permit for the 2,000th residential dwelling unit within the Kincora PD-MUB District, whichever occurs first*, the Owners shall construct and open a public plaza consisting of approximately 100,000 square feet generally in the location shown in Land Bay K identified on Sheet 35 of the Concept Plan.

Recommendations

- Planning Commission forwarded the item to the Board (6-2-1: Barnes and Kirchner opposed, Merrithew absent) with a recommendation of approval.
- Staff supports approval. The proposal does not change the use or density for the site and continues to meet Suburban Mixed Use Place Type recommendations in the *Loudoun County 2019 General Plan*.